

March 26, 2007

City of Las Vegas
Planning & Development Department
400 Stewart Avenue
Las Vegas, NV 89101

RE: APN # 139-32-002 – Variance Request Justification Letter

To Whom It May Concern:

Craig and Crete Developers, LLC has been hired by Schifini Family Trust to work with City of Las Vegas in order to obtain desired approvals for a General Health Care Office Building. The proposed development is located at 600 South Tonopah Dr., immediately North of University Medical Center. This letter and application is being submitted with the requested material as instructed in our Pre-Application Conference.

Our understanding is this property falls within a master planned re-development district. There are many commercial structures in the immediate vicinity, some directly across the street, which are already being used for or under construction to become General Health Care Offices. The project is consistent with the desired development in the area. For information on style, design and specific placement please see the accompanying elevations, site plan, landscape plan and other supporting documents submitted with this application.

The design team is seeking a height variance from 35' to 50' in order to accommodate a 3 story structure. The first story of the building is being used for covered parking. The second and third stories will be office space. The limited parcel size necessitates the third story. Office space will be 15,000 square feet. Required is 63 parking spaces and being provided is 69.

There are existing structures in the area with three stories and more. For example UMC and Valley Hospital Medical Center both have structures 3 stories tall and more. The subject property shares the street of Pinto with Valley Hospital Medical Center and the street of Tonopah with UMC. Immediately across the street at 611 & 621 South Tonopah a 3 story building is currently under construction.

Right now the property is a vacant lot. This building will be a complement to the local city re-development objectives. The people it will serve and location for work opportunities will greatly enhance and contribute to the community.

Respectfully,



Casey Craig
Manager – Craig and Crete Developers, LLC

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